



# Housing Authority of the City of Alameda

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## MINUTES

### REGULAR MEETING OF THE HOUSING COMMISSION OF THE CITY OF ALAMEDA HELD WEDNESDAY, MAY 19, 2010

The Commission was called to order at 7:04 p.m. by Chair Kurrasch.

#### PLEDGE OF ALLEGIANCE

#### 1. ROLL CALL

Present: Commissioner Couwenberg, Jones, Pratt and Chair Kurrasch.  
Commissioner Smith arrived at 7:08 p.m.

Absent: None

#### 2. CONSENT CALENDAR

Commissioner Pratt moved acceptance of the Consent Calendar. Commissioner Couwenberg seconded. Motion carried unanimously. All items accepted or adopted are indicated with an asterisk.

- \*2-A. Minutes of the Housing Commission Regular Meeting held March 17, 2010. The minutes were accepted.
- \*2-B. Minutes of the Housing Commission Regular Meeting held April 21, 2010. The minutes were accepted.
- \*2-C. Draft Minutes of the Special Board of Commissioners meeting held April 6, 2010. This was for information only.
- \*2-D. Budget Variance Report. This report was for information only.
- \*2-E. Quarterly Investment Report. The Housing Commission accepted the report on the Housing Authority's investment portfolio as of March 31, 2010.
- \*2-F. Recommended to the Board of Commissioners Approval of a Second Amendment to the Affordable Housing Agreement between the Housing Authority and Community Improvement Commission Extending the Term of the Agreement Two Years to July 2026.

#### 3. AGENDA

- 3-A. Quarterly Police Report. Chair Kurrasch was pleased to see both police officers in attendance and explained the officers returned for this agenda item as it was carried over from the April meeting due to the lack of a quorum. Executive Director Pucci stated there is no pattern of increased crime in any of the complexes and asked the officers to report on the complexes. Officer Abenoja said there has been no change and that crime seems lower. Mr. Pucci introduced the Housing Authority's new police officer, Emilia Santamaria. Chair Kurrasch welcomed her and there were no further comments. This report was provided for information only.
- 3-B. Consultants Report. Chair Kurrasch stated Mr. Pucci would be giving a presentation, which he had previously given to the City Council this month. Mr. Pucci explained a consultant was obtained to review the housing authority's current organizational structure as there have been several program changes over the past few years. The Public Housing program has been eliminated, which had required compliance with HUD rules and regulations. The Project-Based Voucher program has been introduced and there are some complications which are being resolved. Since these

are significant program changes an independent consultant was retained to review what the Housing Authority is doing and how we can be structured differently to be more effective and efficient. He stated he has been working with staff and the City Manager's office in introducing these changes. He made this presentation to the City Council on May 4<sup>th</sup>. Mr. Pucci distributed copies of the presentation slides and gave an oral presentation.

There were no comments from the Housing Commission. Chair Kurrasch thanked Mr. Pucci for the presentation and said he understands the Commission will continue to be informed in the future.

The Housing Commission discussed and accepted the report.

- 3-C. Authorizing Chair and Director to Determine Conference Attendees. Chair Kurrasch commented that everyone responded to the survey. He requested a motion on this item. Commissioner Pratt moved that the Housing Commission authorize the new Chair and the Executive Director to determine who will attend the conferences. Commissioner Jones seconded. Motion carried unanimously.
- 3-D. Appoint Nominating Committee for Housing Commission Officers. Chair Kurrasch asked the Commissioners to think about this and if anyone is interested to contact him. The Commission will appoint an ad-hoc committee to nominate officers for an annual term starting July 2010.

4. ORAL COMMUNICATIONS

Mercedes Bongolan, Independence Plaza Resident, expressed pleasure at being allowed a unit at Independence Plaza after being on the waiting list for seven years. She quoted from the Five-Year Plan regarding providing excellent customer service.

Ms. Bongolan said she accidentally left her keys in her purse that she locked in the trunk of her car. She asked the Resident manager to open apartment and was told she could do it but would report to the office a charge of \$15.00. Ms. Bongolan felt she was treated unfairly. She asked if other Independence Plaza residents had been charged during Monday through Friday.

Chair Kurrasch thanked Ms. Bongolan and asked Mr. Pucci to address the issues.

Mr. Pucci explained the policy and agreed to talk with the tenant and Norman Ng this week.

Clarene Jones, Independence Plaza Resident, said she was grateful to live at Independence Plaza for 19 years. She commented about trash in front of her door and a deep scratch on her car door. She wanted to bring these things to the attention of the Commission. She appreciates the help of Housing Authority staff.

Mr. Pucci commented he is still following up on these issues.

5. COMMISSIONER COMMUNICATIONS

Chair Kurrasch talked about a housing acronyms list he would share with the other Commissioners. He thanked Kenneth Leung for initiating the no-smoking policy and discussed a presentation given by Serena Chen of the American Lung Association and Mr. Pucci at a NAHRO conference. He discussed an award for Shinsei Gardens.

6. ADJOURNMENT

There being no further discussion, Chair Kurrasch adjourned the meeting at 7:52 p.m.

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Arthur A. Kurrasch, Chair

Attest:

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Michael T. Pucci  
Executive Director / Secretary